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ANNUAL REPORT

1966-67

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DEL NORTE COUNTY PLANNING COMMISSION

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DEL NORTE COUNTY

Planning Commission

COURTHOUSE

Crescent City, California 95531

J. R. HULBERT, Jr.
Chairman
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
LAVERNE M. NELSON
Consultant

INgersoll 4-2161
INgersoll 4-2323

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

The Planning Commission of the County of Del Norte takes pleasure in presenting herewith, its Annual Report of activities for the fiscal year 1966-67 in compliance with the California State Planning Act.

This year has seen the first signs of progress under the General Plan and Recreation Development Plan with the opening of the Ruby Van Deventer County Park, which is a fully improved park for day use of swimming and picnicking facilities.

Another phase of development of the General Plan was the incorporation of all of Del Norte County into a zoned area. All areas of the county not hitherto zoned were placed in an Unclassified Zone which has basically the same restrictions as those of our A-1 zones. A portion of the county along the Smith River was zoned along with a rezoning of the Hiouchi District.

At the end of the year the new Zoning Enabling Ordinance was ready for public hearings and the next year will see the adoption of the new ordinance together with a complete new set of zoning maps as part of the ordinance.

One new subdivision of 360 acres and 948 recreation homesites was tentatively approved during the year.

The Commission appreciates the support and backing given by the Board of Supervisors and especially that given by Mr. Harold Del Ponte, ex-officio member of this Planning Commission from the Board. We hereby express our thanks for the continued support the Board has given us in our planning work.

Respectfully submitted,

DEL NORTE COUNTY PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

LaVerne M. Nelson, Consultant

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COUNTY OF DEL NORTE

1966-67

BOARD OF SUPERVISORS

-0-

Bernard McClendon, Second District

Thomas F. McNamara, First District
Andy L. Mellon, Third District
Wallace V. Hight, Fourth District
Harold Del Ponte, Fifth District

PLANNING COMMISSION

-0-

J.R. Hulbert, Jr., Chairman

John W. Short, Crescent City
Dr. W.C. Eichner, Crescent City
Benny Beasley, Fort Dick
Ray Parkinson, Smith River
S. Andrew McBeth, Klamath
Supervisor Del Ponte, Ex-officio
Joe Creisler, Sanatarian, Ex-officio
LaVerne M. Nelson, County Surveyor and Consultant

STAFF

-0-

LaVerne M. Nelson, Consultant
Cliff Niesen, Assistant Consultant
Dorothy Sinclair, Secretary
Wm. W. Speer, County Counsel

OFFICE

Room 22, Courthouse, 450 H Street, Crescent City 464-2323

MEETINGS

Regular meetings are held at 8:00 o'clock p.m. on the first Wednesday and the third Tuesday evening of each month in Room 22, Courthouse, Crescent City. California

BUDGET

SALARIES:	Expended 66-67	Allowed 67-68
Secretary	$840.00	$840.00
SERVICES & SUPPLIES:		
Communications	-------	25.00
Office Expense	229.77	300.00
Professional & Specialized Services	1619.36	3900.00
Publications & lègal notices	92.97	200.00
Transportation & Travel	1334.80	1800.00
TOTAL SERVICES & SUPPLIES	3276.90	6225.00
FIXED ASSETS:		
TOTAL BUDGET	$4116.90	$7065.00

GENERAL

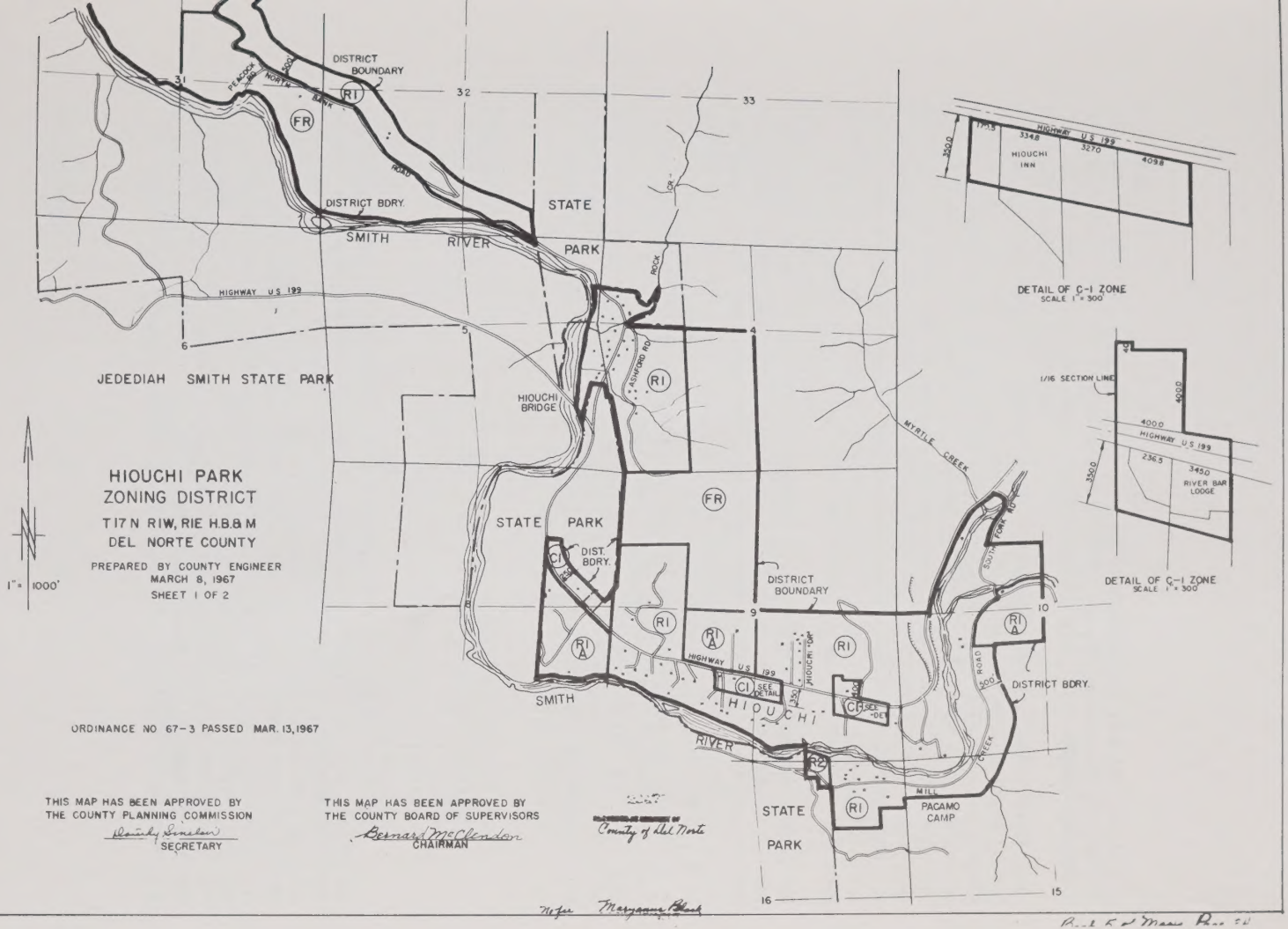
Planning for the year 1966-67 has been very limited because of the stalemate placed upon the county by the proposed establishment of a Redwood National Park, backed by the threat of expansion of the State Parks if a National Park is not established. These proposals have been directly responsible for the zoning of two areas not previously zoned. The inactivity at the new Klamath Townsite for the past year has stopped any further planning in that area. The county is going through a long period of waiting for something to happen. Progress has been made however in the execution of the Recreation Plan in that one park has been improved and another is in the design stage. Ruby Van Deventer County Park was opened last July 8, 1967 and has proven to be a very popular day use facility.

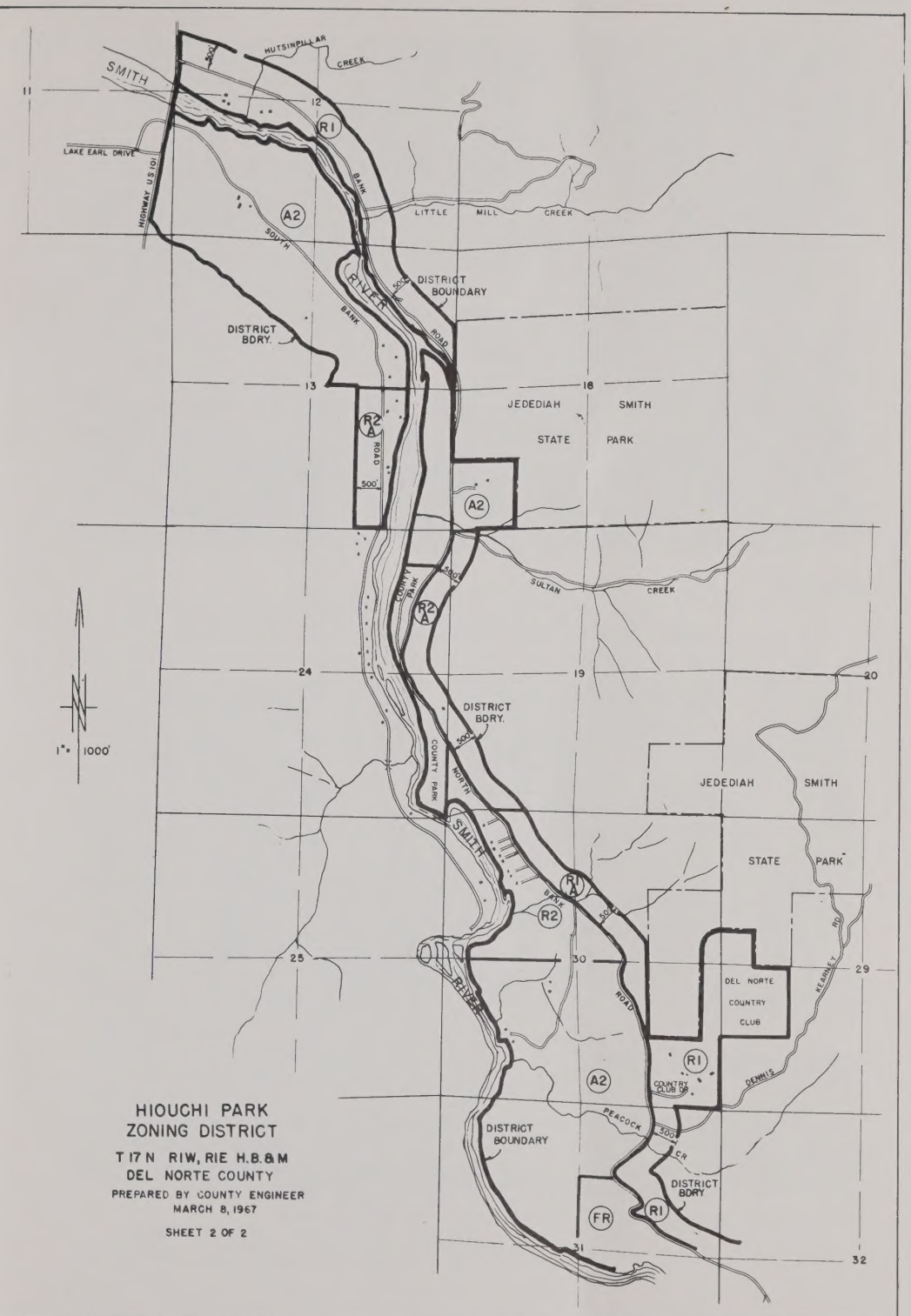
ZONING

One major revision of the Zoning Enabling Ordinance was processed during the year which resulted in zoning the heretofore unzoned area of the county to an unclassified zone which has basically the same requirements as our A-1 zone. The entire county is now zoned. This revision also placed the enforcement of the Zoning Ordinance in the hands of the Building Department. This enforcement is carried on by the Building Inspector. Since the Inspector is in the field a large portion of his time he is responsible for the follow-up of any complaints and correction of any violations which he notes while in the field. This revision also established general set-back ordinances as a portion of the Zoning Ordinance and revised the minimum lot sizes to require 12,000 square feet where a well and septic system are on the same lot.

The two areas which were zoned as a result of the pending National Park proposals are an area south of Crescent City along the highway and beach front which was previously unzoned, and rezoning of the Hiouchi area including a 6 mile stretch of river road on the North Bank of the Smith River between U.S. Highway 101 and 199. In addition there were 4 other areas rezoned within the county. One area was rezoned to Planned Community to permit a trailer park to be placed in an R-2 zone. A small area of Hunter Valley Zoning District was rezoned from a "T" zone to "R-2 B:7" zone. One portion of the Comprehensive Zoning District was rezoned to a Trailer Zone, and another portion was rezoned from Forest Recreation to a C-2 Zone.

In the meantime, the new zoning ordinance which will replace Ordinance No. 200 was brought up to date and made ready for final review by the Planning Commission before public hearings. This was accomplished near the end of the fiscal year.


HIOUCHI PARK
ZONING DISTRICT
T17N R1W, R1E H.B.&M
DEL NORTE COUNTY
PREPARED BY COUNTY ENGINEER
MARCH 8, 1967
SHEET 1 OF 2
1" = 1000'
DISTRICT BOUNDARY
DISTRICT BDRY.
STATE PARK
SMITH RIVER
JEDEDIAH SMITH STATE PARK
HIGHWAY U.S. 199
HIOUCHI BRIDGE
ASHFORD RD.
MYRTLE CREEK
SOUTH FORK RD.
HIOUCHI CREEK
MILL CREEK
PACAMO CAMP
DETAIL OF C-1 ZONE
SCALE 1" = 300'
HIOUCHI INN
RIVER BAR LODGE
1/16 SECTION LINE
ORDINANCE NO 67-3 PASSED MAR. 13, 1967
THIS MAP HAS BEEN APPROVED BY THE COUNTY PLANNING COMMISSION
SECRETARY
THIS MAP HAS BEEN APPROVED BY THE COUNTY BOARD OF SUPERVISORS
CHAIRMAN
County of Del Norte



HIOUCHI PARK ZONING DISTRICT

T 17 N R1W, R1E H.B.&M
DEL NORTE COUNTY
PREPARED BY COUNTY ENGINEER
MARCH 8, 1967

SHEET 2 OF 2

OTHER ORDINANCES

During the year the county adopted a Trailer Ordinance which controls the orderly development of parcels of land upon which trailers are placed. The ordinance does not permit the placing of trailers on parcels of ground not owned by the trailer owner except for those of direct relatives or employees of the owners or for those of bonefide caretakers of properties in the absence of the owner.

SUBDIVISIONS

One subdivision tentative map was processed and approved within the county. This subdivision is a seashore development covering 360 acres and providing 948 recreation residential homesites. The subdivider provided one school site and a small 9 hole golf course within the subdivision. Other recreation areas were not provided due to its close proximity to the beach. A small shopping area is also provided.

ROADS

A revised Master Plan for Roads was studied but was not completed within the year. The original plan was not adopted and the revised version is to be prepared for adoption during this next year.

RECREATION DEVELOPMENT PLAN

During the spring of 1967 the first phase of the Recreation Development Plan was completed with the development of Ruby Van Deventer County Park. This park provides a parking area for 35 cars, and picnic facilities for group picnics including a barbeque pit and 50 picnic tables. Each picnic table site has a fireplace and the facility has modern restrooms. The setting for the park is a small grove of redwoods on the Smith River and has a sand beach for swimming.

Plans were also prepared for the development of a fishing and picnicking access on a small lake at the seashore near the Wilson Creek area. This facility will provide parking and picnicking facilities with restrooms and ocean beach access.

TRAILERS

With the inauguration of the Building Department as the enforcement agency, all trailers in zoned areas were canvassed to see if they had Use Permits as required by the Zoning Ordinance. During the year there were 88 Use Permits issued individually for trailers in the county. These permits need not be renewed. New trailers replacing old trailers, however, must have a new permit.

PARKING AREA, RUBY VAN DEVENTER COUNTY PARK WHICH WAS DEDICATED THIS YEAR ON NORTH BANK ROAD

GROUP PICNIC FACILITY AT DEL NORTE COUNTY RUBY VAN DEVENTER PARK ON THE SMITH RIVER

VARIANCES

One variance was approved for the purpose of adding to a non-conforming use [Grocery Store] which is in violation of the front yard depth.

USE PERMITS

Of the 4 Use Permits applied for, one was denied and 3 were issued. The denial was for a portable concrete batch plant in an undesirable location, and the 3 approvals were for a mining operation, a construction yard, and an off-site advertising sign.

STREET ABANDONMENTS

Abandonments were approved for 2 street rights-of-way which were unimproved and 3 unimproved alleyways. A short portion of Cushing Avenue and an old right-of-way for Fred Haight Drive were abandoned. The 3 alleyways were in the Bertsch Tract Subdivision.

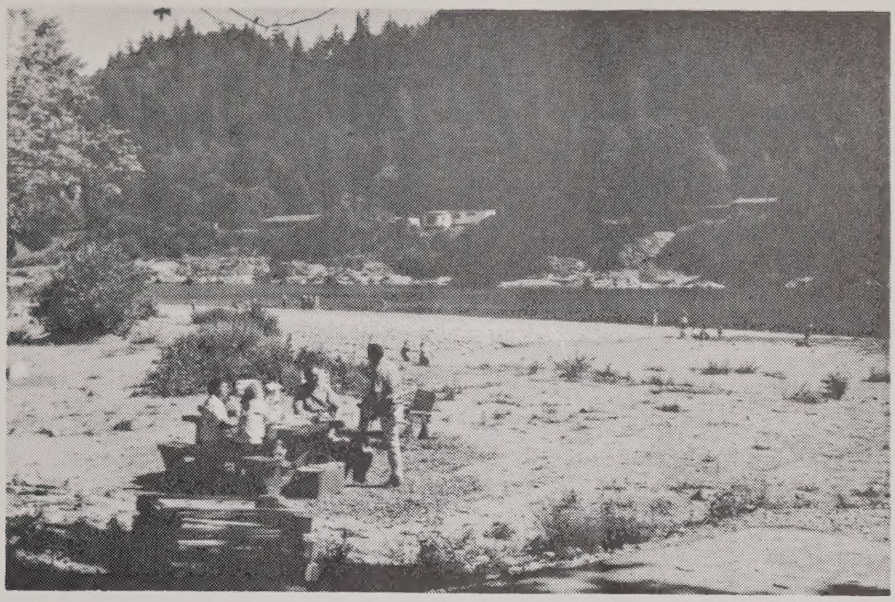
BUILDING PERMITS

The Building Department enforces the Zoning Ordinance, as mentioned, and also processes building permits for proper zoning.

In connection with the Planning Commission's approval of a campground in the unzoned area, the Commission also approved a recreation building plan for the campground.

BUDGET

Much work was accomplished by the County Engineer's office this year and a heavy work load is planned for next year so that the budget appropriation remains fairly uniform as in the past. During the budget hearings it was decided that overtime spent by the Engineer's office would be approved by the Planning Commission to complete the heavy work load.



BEACH AREA AT RUBY VAN DEVENTER PARK

HORSESHOE PITCHING AND OTHER ACTIVITIES WERE ENJOYED THIS YEAR BY PARK VISITORS

IN CONCLUSION

The past year has been a busy but quiet year with work progressing steadily. Toward the end of the year, due to the large number of amendments to the Zoning Ordinance, a concerted effort was made to complete the new zoning ordinance. This resulted in the new Zoning Ordinance being ready for public hearings by the end of the year. The coming year will see adoption of the new ordinance and a new set of zoning maps to supplement the ordinance. A great deal of work will be done in rezoning to fit the new zones proposed by the ordinance.

PLANS FOR 1967-68

1. Adopt new zoning ordinance.
2. Rezone county to fit ordinance.
3. Continue to process Trailer Use Permits.
4. Complete planning work on Klamath Townsite.
5. Continue to cooperate with other County, State, and City Agencies regarding planning.
6. Adopt Master Plan for county roads.
7. Plan and develop new parks in conformance with the Recreation Plan.

SUMMARY

REGULAR MEETINGS HELD	24 - 17
PUBLIC HEARINGS HELD	22 - 12
AREAS ZONED	1 - 0
DISTRICTS REZONED	6 - 3
VARIANCES–Recommended for approval	1 - 2
Denied	0 - 1
MISCELLANEOUS USE PERMITS–Approved	3 - 11
Denied	1 - 1
TRAILER USE PERMITS–Approved	88 - 116
Denied	1 - 10
BUILDING PLANS APPROVED	1 - 0
BUILDING PERMITS–Checked for zoning regulations	406 -
SUBDIVISIONS–Tentative Maps approved	1 - 0
Final Maps Approved	0 - 0
ABANDONMENTS [alleys, streets]	
Requests recommended for approval	2 - 0

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